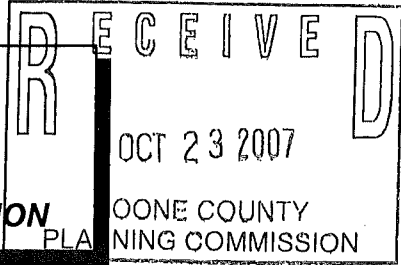


APPLICATION FORM

BOARD OF ADJUSTMENT AND ZONING APPEALS ACTION BOONE COUNTY PLANNING COMMISSION



See Boone County Zoning Regulations

SECTION A (To be completed by applicant)

(Check One)

1. X Boone \_\_\_\_\_ Florence \_\_\_\_\_ Walton \_\_\_\_\_ Union \_\_\_\_\_

(Check One)

2. X Conditional Use Permit \_\_\_\_\_ Variance \_\_\_\_\_ Appeal \_\_\_\_\_

Change in Non-Conforming Use

3. Applicant's Name Dan Beard Council, Inc., Boy Scouts of America

Phone Number 513 961-2336 Fax No. 513 961-2258

Applicant's Address 2331 Victory Parkway Cincinnati, OH 45206-2865

4. Description of Request: Boy Scout Camp. See Concept Plan filed herewith.

5. Name of Development Dan Beard Council, Inc., Boy Scouts of America

6. Location of Development 61.8369 acre tract at terminus of Dale Williamson Rd.

7. Acreage Under Review 61.8369 acres

8. Lot Number and Name of Subdivision (if part of a subdivision)

N/A E.

9. Owner of Property Estate of Lee Anna Banks, Steve McDaniel Executor

Address of Property Owner 4 Valley Drive Phone No. 859 525-7277 Florence, KY 41042

10. City State Zip

11. Proposed Use(s) on Site Boy Scout Camp

12. Total Square Footage of Existing and/or Proposed Buildings See Concept Plan

13. Current Zoning on Property A-1

PART OF

14. Deed Book 122 Page No. 319 Group No. 2045

15. Is the site subject to a zone change? No. If yes, give date of approval

16. Have you submitted a Site Plan with this request? Yes. Concept Plan

17. Have you submitted a list of adjoining property owners with this request? Yes as provided to

18. I, or we, understand and agree that this application and drawing(s) are being filed in accordance with the Boone County Zoning Regulations.

Dan Beard Council, Inc., Boy Scouts of America by Mrs. Demoisey in Boone Co. PVA 0

Applicant's Signature: BY Tracy A. Techau, Scout Executive/CEO Tracy A. Techau, Scout Executive/CEO

Property Owner's Signature: Steve C McDaniel EXT Steve McDaniel, Executor of the Estate of Lee Anna Bank E.

**BOARD OF ADJUSTMENT AND  
ZONING APPEALS ACTION  
APPLICATION  
PAGE 2**

**SECTION B** (To be completed by the Boone County Planning Commission Staff)

1. Date Received 10-23-07 Fee Received \$571<sup>00</sup> RA# 54952
2. Is application complete?  Yes  No
3. Staff Reviewer \_\_\_\_\_
4. Scheduled Board Action Date \_\_\_\_\_
5. Board Action:  
11-14-07 **Approved**  
**Approved with Conditions** (See #6)  
**Denial** (See #7)
6. Conditions of Approval: SEE 11-14-07 BCBOA  
MEETING MINUTES + CLR
7. Reasons for Denial: \_\_\_\_\_

**Boone County Planning Commission  
Boone County Administration Building  
2950 Washington Street, Room 317  
P.O. Box 958  
Burlington, Kentucky 41005  
(859) 334-2196 - Phone  
(859) 334-2264 - Fax  
plancom@boonecountyky.org - E-mail  
[www.boonecountyky.org](http://www.boonecountyky.org) - Web Page**

**NOTE:** See Boone County Planning Commission Fee Schedule for Board of Adjustment Fees.

Site Plan Review is not granted by the appropriate Board of Adjustment.

An application consists of all fees paid in full, submitted drawings and a completed application form.

## STAFF REPORT

APPLICANT: Dan Beard Council, Inc. (Boy Scouts of America)

LOCATION: Future 61.8369 Acre Site at the Terminus of Dale Williamson Road, Boone County, Kentucky

ZONING: Agriculture (A-1)

DATE: November 14, 2007

### PROPOSAL

The Applicant is requesting a Conditional Use Permit to allow a Boy Scout Camp on a future 61.8369 acre tract, which immediately adjoins Camp Michaels to the west. The future tract is currently part of an approximate 80 acre tract which is located at the terminus of Dale Williamson Road (see approved Conveyance Plats).

The applicant has submitted a letter and Conceptual Plan which outlines their request. The letter indicates that there could be a maximum of 100 to 120 people (3 troops) camping on the property at any given time. There could be occasional weekday camping with far fewer people. Boy Scouts Troops could come to the property by car, bus, hiking or biking from Camp Michaels.

The submitted Concept Plan shows that a hiking trail will go around the site and will connect to Camp Michaels. Other improvements shown on the Conceptual Plan are as follows:

- Letter A - A 200 square foot pavilion;
- Letter B - One or two cabins (6 to 8 people each) and 8 tent platforms (2 man tents);
- Letter C - Gravel parking area;
- Letter D - Gravel or grass parking area;
- Letter E - Bicycle shed;
- Letter F - Existing mobile home to be replaced with an overseer cabin;
- Letter G - Adding gravel to an existing dirt road; and
- Letter H - Tent camping area (approximately 40 people)

### APPLICABLE REGULATIONS

Article 2, Section 220 of the Boone County Zoning Regulations states that one of the duties of the Board of Adjustment is to grant conditional use permits as specified by the zoning order.

Article 6, Section 613 of the Boone County Zoning Regulations permits "camping, picnicking, hiking areas, trails, and other recreational areas (Site Plan Review required)" as Conditional Uses in the A-1 zone.

Article 30, Section 3007 of the Boone County Zoning Regulations states that "property involving a conditional use and/or variance shall be subject to the Boone County Planning Commission Site Plan review and approval if required by an individual zoning district."

Article 33, Section 3314 of the Boone County Zoning Regulations states that "all parking and loading areas set forth in Sections 3311 and 3325, including driveways, aisles, vehicle storage, outdoor storage, and vehicle circulation areas shall be improved with either asphalt concrete or portland cement concrete to provide a durable and dust free surface."

The Board should evaluate the applicant's request as it relates to the criteria necessary for granting a Conditional Use Permit as stated in Sections 262 and 613 of the Boone County Zoning Regulations.

Findings listed in Section 262:

1. Will be harmonious with and in accordance with the general objectives, or with any specific objective of the County's comprehensive plan, a specific corridor plan and/or the zoning order;
2. Will be designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and shall not change the essential character of the same area;
3. Will not be hazardous to existing or future neighboring uses;
4. Will be served adequately by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water and sewer, and schools; or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately such services;
5. Will not create excessive additional requirements at public cost for public facilities and services and will not be detrimental to the economic welfare of the community;
6. Will not involve uses, activities, process, materials, equipment and conditions of operation that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, dust, fumes, glare, or odors;
7. Will have vehicular approaches to the property which shall be so designated as not to create an interference with traffic on surrounding public thoroughfares.

Article 6, Section 613 of the Boone County Zoning Regulations allows "camping, picnicking, hiking areas, trails, and other recreational areas (Site Plan Review required)" as a Conditional Use in the A-1 zone provided:

- A) The activity is an integral part of the agricultural use of the land, and the activity is not of scale, nature or other character which will detract or conflict with the principal purposes of the district; or
- B) The activity is necessary to provide the specified public service for the character of the activity does not overpower, transcend or conflict with the principal purpose of the district;
- C) Provided the arrangement of use, building or structure is mutually compatible with the organization of permitted and accessory uses to be protected in the district.

#### RELATIONSHIP TO THE COMPREHENSIVE PLAN

The 2005 Boone County Comprehensive Plan's "2030 Future Land Use Map" designates the site in question for the following three land use classifications:

Rural Lands (RL): Wooded, agricultural, recreational, or low density residential uses of up to one dwelling unit per two acres for the 25 year land use plan. Residential construction in Rural Lands does not occur in a formal subdivision.

Rural Density Residential (RD) - Low density residential uses of up to one dwelling unit per acre.

Developmentally Sensitive (DS) - Areas that have an existing slope of twenty percent or greater for a height of 20 meters, or have unique soil or flooding characteristics which limit the ability of an area to support urban development, or contain significant wooded areas, creeks, wildlife habitat or other natural features that are important to a site's stability and visual character. In addition, developmentally sensitive areas may, in the future, be defined and protected due to historical or visual importance. Any development on land identified as Developmentally Sensitive must be carefully assessed by the developer and the Planning Commission to determine the ability of the land to support the proposed project.

The Land Use Element (Camp Ernst Area, pg. 158) states the following regarding this area:

- A. The western half of this section should remain undeveloped or in agricultural uses. Development along Hathaway Road, west of Camp Ernst Road, should be limited. Due to its scenic value, land along the creek and south of Hathaway Road may be suitable for passive recreational uses, as well as promoting tourism in the area. The Boy Scout campground should be protected as recreation land, and any adjoining land uses should be designed to be compatible with this facility.

The following Goals and Objectives relate to the proposal:

- A. Adequate recreation facilities and programs are provided, significant natural features and historic sites are preserved, and open space is preserved (Recreation and Open Space).
- B. Recreation areas shall be centrally located in their service areas and easily and safely accessible to the population groups they are designed to serve (Recreation and Open Space).

### SITE CHARACTERISTICS

The future site is approximately 61.84 acres in area and has 165 feet of road frontage on Dale Williamson Road. The property is heavily wooded and contains a mobile home which is proposed to be demolished. The topography of the site is rolling to severe, with the high point located in the northeast corner of the site (approximately 820 feet above sea level) and the low point located along Dale Williamson Road (approximately 500 feet above sea level). Public water and sanitary sewer service are not available on the site.

### SURROUNDING LAND USES AND ZONING

North: 70 Acre Farm Fronting on Locust Grove Road (A-1)

South: Dale Williamson Road & Single-Family Dwelling on a Future 13.1801 Acre Tract (A-1)

East: Camp Michaels (R)

West: 186 Acre Farm Fronting on Big Jimmy Hill Road (A-1)

### STAFF COMMENTS

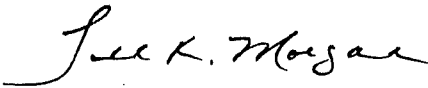
1. The exhibits shown in this Staff Report were furnished from Boone County G.I.S. The property lines shown on the exhibits are approximate representations of the actual property lines.
2. Staff spoke with the County Engineer regarding the project. He expressed concern about the limitations of Dale Williamson Road because it is approximately 16 to 17 feet in width. He wants the applicant to be aware that the county has no plans to widen the road or one lane bridge. He also expressed concerns about the campground expanding to accommodate more campers. He recommends conditions which would limit the use and traffic as outlined in the applicant's cover letter (2 to 3 troops over a weekend, with no more than two busses providing transportation, less campers and traffic Monday through Friday).
3. The letter from the applicant indicates that the facility could accommodate up to 3 Boy Scout Troops (approximately 100-120 people). The cabin and tent accommodations shown on the Concept Plan do not seem to provide accommodations for this many people.
4. Staff would like the Applicant to address the following issues:
  - A. Is the campground open year round?
  - B. Can other groups other than the Boy Scouts use the facility?
  - C. Are restroom and shower facilities being proposed?
  - D. Explain what type of activities will take place at the pavilion. Will there be any lighting, speaker systems, etc?

5. A Major Site Plan application will need to be approved by the Planning Commission if the request is approved. The plans will need to be stamped by a Professional Kentucky Engineer because of the significant grading needed to construct the proposed improvements.
6. Staff will review access and parking lot improvements at the time the Site Plan is submitted for review. The Boone County Zoning Regulations require all driveways to be at least 20' and all parking lot improvements to be constructed with a hard surface, unless a Waiver is granted by the Zoning Administrator.
7. Staff recommends the following conditions if the request is approved:
  - A. The County Engineer's recommendations (see Staff Comment #2).
  - B. All permanent structures shall be setback at least 100 feet from the closest property line.

Conclusion

KRS 100.237 and Section 220 of the Boone County Zoning Regulations gives the Boone County Board of Adjustment and Zoning Appeals the authority to grant the Applicant's request for a Conditional Use Permit.

Respectfully submitted,



Todd K. Morgan, AICP  
Senior Planner, Zoning Services

TKM/pr

attachments:

- \*Site Vicinity Map
- \*Letter From Applicant
- \*Conceptual Plan
- \*Approved Conveyance Plats (Have not been recorded)
- \*Zoning Map
- \*Future Land Use Map
- \*Topographical Map
- \*Application

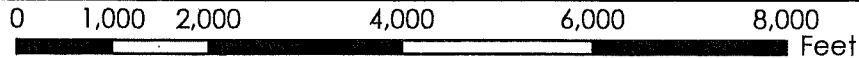
# SITE VICINITY MAP

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1 inch equals 2,000 feet



**Boone County GIS - Putting Northern Kentucky on the Map**



## CONCEPT PLAN

Reference is made to Boone GIS MAP which is a part hereof. The Applicant is purchasing only that part of the property outlined in black on the GIS MAP. Estate of Lee Anna Banks property

The letter A shows a circle for a small pavilion approximately 200 square feet (10 ft. by 20 ft)

The letter B is on the ridge which is the very center of the property and it shows a cabin, probably just one cabin and tent platforms which would be wood platforms sitting on the ground where wall-style tents for 2 boys to sleep in would be erected on those sites. The tents would come down after each use. We would have 8 of these tents.

The letter C is a circle to show where a possible area where a few cars will be parked.

The letter D is similar, and it shows a small area where a number of cars will be parked.

The letter E is a shed for bicycles. We will construct a shed, lock some mountain bikes in it for riding alongside of the Boy Scout property on pretty much existing trails.

The letter F is the current site of the mobile home, which will be taken down. We will probably construct a small cabin there as well. Of course, that cabin would be for the volunteer that watches the property when we have a lot of people in.

The letter G is where we would add gravel to the top of an existing dirt road, which runs from approximately the site where the existing Banks (McDaniel) house is onto the Boy Scout property, which is zoned recreational. So, we're not adding a road, we're just putting gravel on a road. There are dotted lines that are labeled "hiking trail" that begin down where the Banks (McDaniel) home is now, and then going along a creek bed, or near a creek bed (there's a nice road there, actually a dirt road); the hiking trail would then go to a small meadow on the northwest part of the property, the trail would then curve around the backside of the property up to the high point of the property where a cabin would be sitting; and then the trail would come back down through the woods to where the existing trail is and ultimately where the bicycle barn is.

The property wouldn't actually entertain that many people at any given time. I think the cabins would only have 6 or 8 people in them maximum per day. The camping area around the cabins might have a Boy Scout troop. The maximum size of a Boy Scout troop is generally speaking about 40 people camping and it could be that you would have 2 or 3 troops on the property in the course of the weekend. So there might be, at the outer limits, 100 people/120 people camping on this particular piece of property at

any given time. Most weekends would see even fewer people. We may have occasional weekday camping, but that would not be significant numbers, just a few people.

Letter H is a small meadow in the northwest portion of the property. It is only an acre or two and that would be for tent camping. In that small area of the property, you would probably only have again about 40 people camping at any given time. The property would be accessed through two avenues. One would be along Dale Williamson Road, which is a paved county road. People would drive their vehicle into that area, park their car in one of the two designated parking areas, and get out and camp or hike. The other access to this property would be from the property line that borders the existing Camp Michaels (the Boy Scouts' property). Those individuals would be coming in on foot. There is a trail that runs along side Gunpowder Creek, so it's likely that some Boy Scouts would be camping on the existing property of Camp Michaels, walk down the trail and enter this new property that we're purchasing.

When some Boy Scout troops come to camp, they do so in a bus which they own, like a school bus, and so it's possible that a singular Boy Scout bus would enter the property and park in one of the designated parking areas. It's unlikely that there would be multiple buses. It's possible, but one or two buses would be the most. I can't see any more than that ever being on the property at any given time. The buses are there only to transport the boys, and the buses would leave within a day or two to take the boys back to their families.

Our intention would be to designate the primary parking area and that would range anywhere from 20-50 cars, which is actually not a very large parking area but that would likely be gravel. The existing Boy Scout parking area at Camp Michaels is gravel; it works very well, this would probably simply be gravel. The other overflow parking area, because it would be used much less and only in seasonally cooperative weather, would be left as mowed grass.

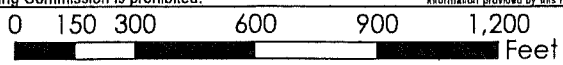
# Dan Beard Council Boy Scouts of America

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1 inch equals 300 feet



**Boone County GIS - Putting Northern Kentucky on the Map**

Map Created 09/04/2007

ArcMap Document: \*.mxd

**BOONE COUNTY PLANNING COMMISSION  
APPROVAL CERTIFICATE**

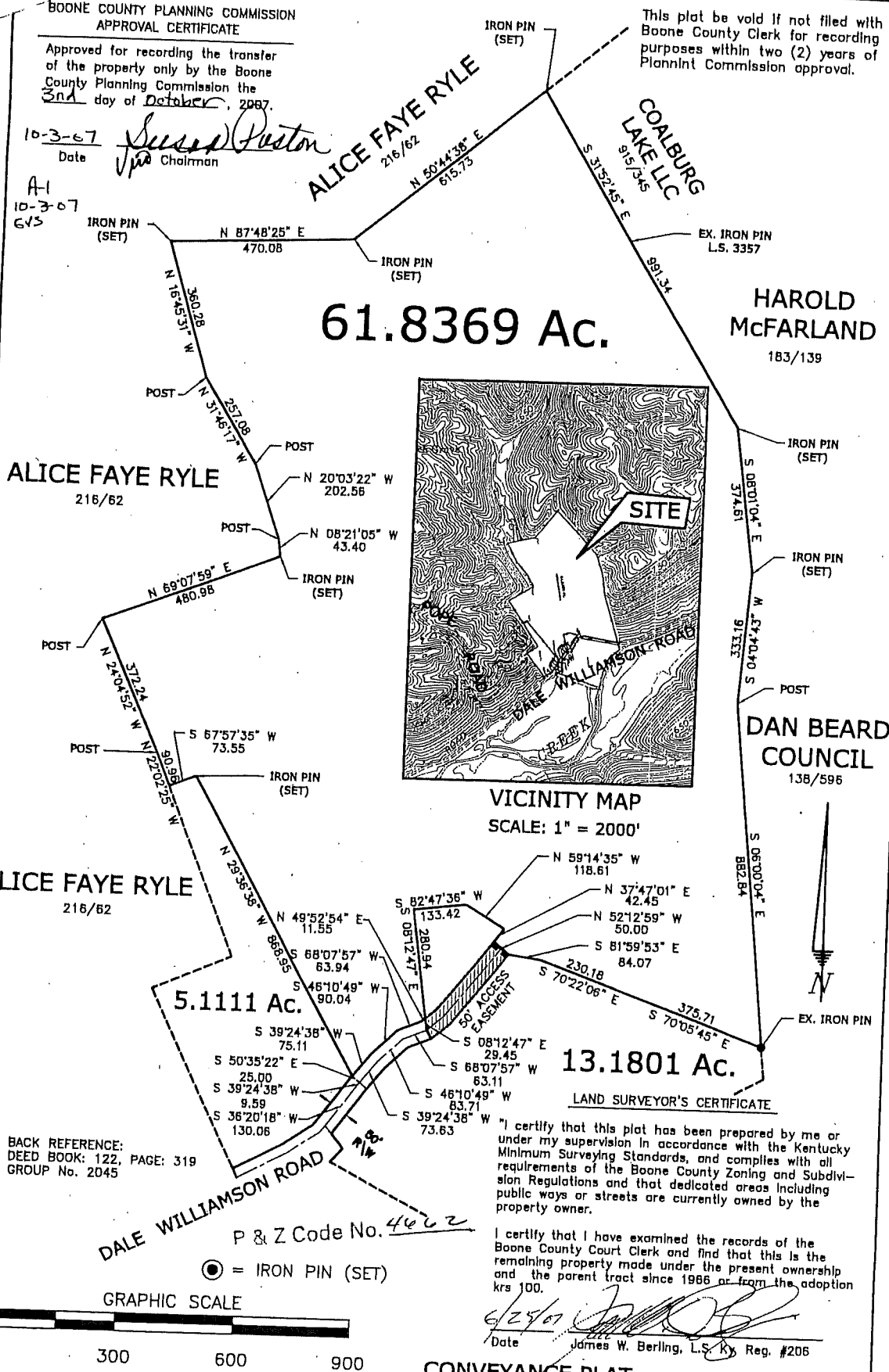
Approved for recording the transfer of the property only by the Boone County Planning Commission the 3rd day of October, 2007.

10-3-07  
Date

*Susan Poston*  
Chairman

A-1  
10-3-07  
GVS

This plat be void if not filed with the Boone County Clerk for recording purposes within two (2) years of Plaintiff Commission approval.



BACK REFERENCE:  
DEED BOOK: 122, PAGE: 319  
GROUP No. 2045

"I certify that this plat has been prepared by me or under my supervision in accordance with the Kentucky Minimum Surveying Standards, and complies with all requirements of the Boone County Zoning and Subdivision Regulations and that dedicated areas including public ways or streets are currently owned by the property owner.

I certify that I have examined the records of the Boone County Court Clerk and find that this is the remaining property made under the present ownership and the parent tract since 1966 or from the adoption krs 100.

6/25/07  
Date  
James W. Berling, L.S. Ky. Reg. #206

STATE OF KENTUCKY  
JAMES W. BERLING  
206  
LICENSED  
LAND SURVEYOR

|  |                              |
|--|------------------------------|
| <b>ESTATE OF LEE ANNA BANKS</b>                        |                              |
| <b>DALE WILLIAMSON ROAD<br/>BOONE COUNTY, KENTUCKY</b> |                              |
| JAMES W. BERLING<br>KY. SURVEYOR 206                   | DRAWN BY<br>Chris D. Berling |
|  | DATE: 6/25/07                |
|  | SCALE: 1" = 300'             |

THE GRANTORS IN THE DEED TO WHICH THIS PLAT IS ATTACHED, HEREBY DEDICATE TO PUBLIC USE FOR ROADWAY PURPOSES, THE PARCEL SHOWN AND IDENTIFIED ON THE PLAT AS "RIGHT-OF-WAY PARCEL" THIS DAY OF June, 2007.

*Steve McDaniel*  
 of The Estate of Lee Anna Banks

LAND SURVEYOR'S CERTIFICATE

"I certify that this plat has been prepared by me or under my supervision in accordance with the Kentucky Minimum Surveying Standards, and complies with all requirements of the Boone County Zoning and Subdivision Regulations and that dedicated areas including public ways or streets are currently owned by the property owner.

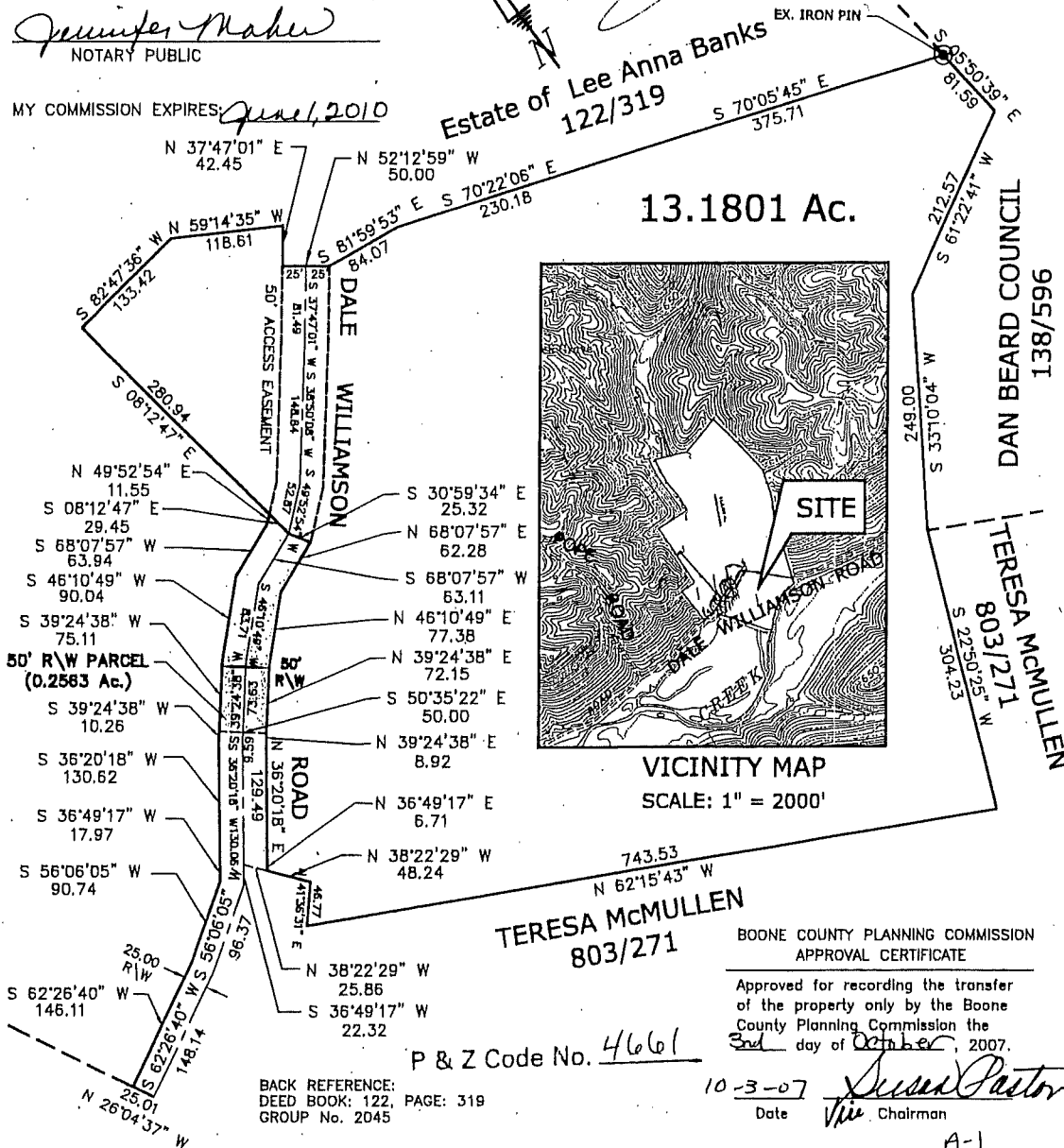
STATE OF KENTUCKY  
 COUNTY OF BOONE  
 THE FOREGOING DECLARATION OF DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 24 DAY OF June, 2007 BY: Steve McDaniel

I certify that I have examined the records of the Boone County Court Clerk and find that this is the second conveyance made under the present ownership and the parent tract since 1986 or from the adoption krs 100.

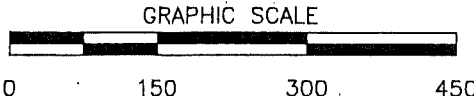
Date 6/25/07  
 James W. Berling, L.S. Ky. Reg. #206

*Quinnifer Maher*  
 NOTARY PUBLIC

MY COMMISSION EXPIRES: June 1, 2010



This plat be void if not filed with the Boone County Clerk for recording purposes within two (2) years of Plaintiff Commission approval.



ESTATE OF LEE ANNA BANKS

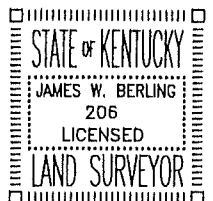
DALE WILLIAMSON ROAD  
 BOONE COUNTY, KENTUCKY

JAMES W. BERLING  
 KY. SURVEYOR 206

DRAWN BY  
 Chris D. Berling

DATE: 6/25/07

SCALE: 1" = 150'

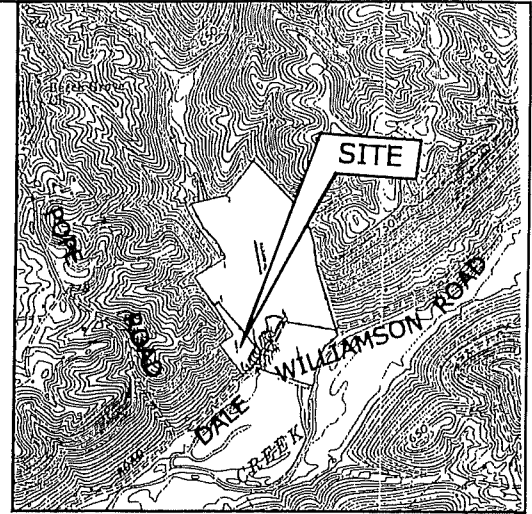


LAND SURVEYOR'S CERTIFICATE

"I certify that this plat has been prepared by me or under my supervision in accordance with the Kentucky Minimum Surveying Standards, and complies with all requirements of the Boone County Zoning and Subdivision Regulations and that dedicated areas including public ways or streets are currently owned by the property owner.

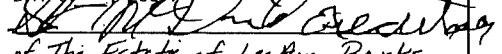
I certify that I have examined the records of the Boone County Court Clerk and find that this is the first conveyance made under the present ownership and the parent tract since 1966 or from the adoption krs 100.

6/25/07   
 Date James W. Berling, L.S. Ky. Reg. #206

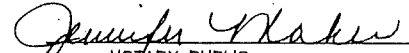


VICINITY MAP  
 SCALE: 1" = 2000'

WE THE GRANTORS IN THE DEED TO WHICH THIS PLAT IS ATTACHED, HEREBY DEDICATE TO PUBLIC USE FOR ROADWAY PURPOSES, THE PARCEL SHOWN AND IDENTIFIED ON THE PLAT AS "RIGHT-OF-WAY PARCEL" THIS 28<sup>TH</sup> DAY OF June 2007

  
 of The Estate of Lee Anna Banks

STATE OF KENTUCKY  
 COUNTY OF KENTON  
 DECLARATION S.M.D  
 THE FOREGOING DECLARATION OF DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 28<sup>TH</sup> DAY OF June 2007 BY: Steve McDaniel

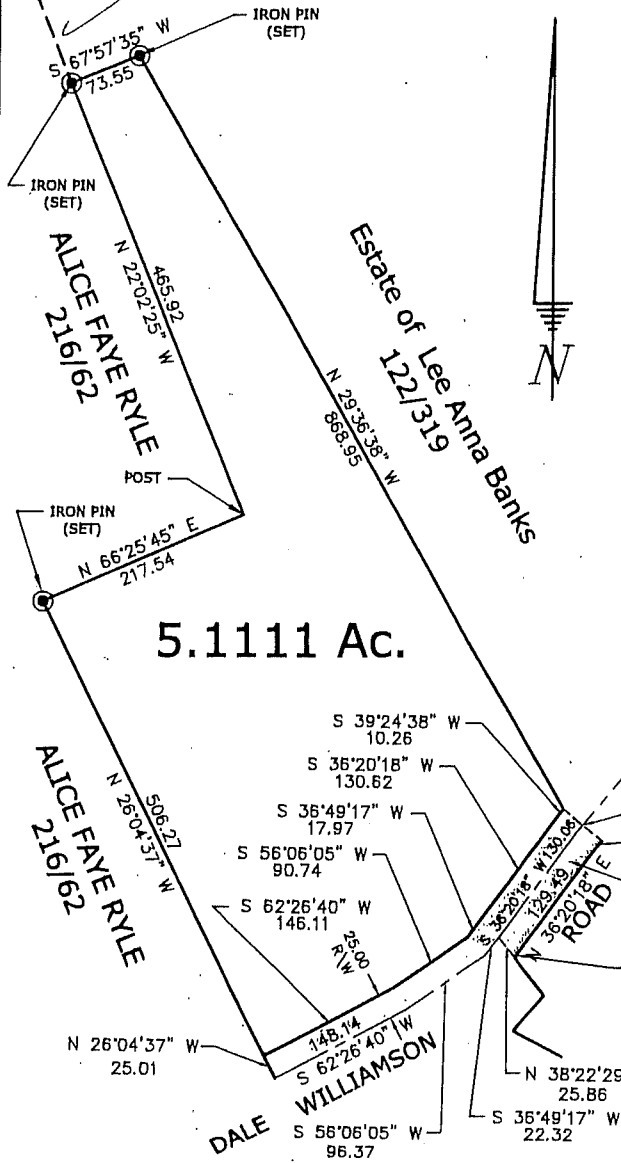
  
 NOTARY PUBLIC

MY COMMISSION EXPIRES: June 1, 2010

BOONE COUNTY PLANNING COMMISSION APPROVAL CERTIFICATE

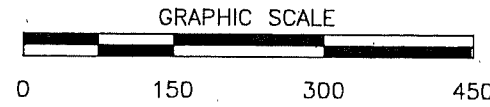
Approved for recording the transfer of the property only by the Boone County Planning Commission the 3<sup>rd</sup> day of October, 2007.

10-3-07   
 Date Via Chairman



5.1111 Ac.

P & Z Code No. 4660



This plat be void if not filed with the Boone County Clerk for recording purposes within two (2) years of Plaintiff Commission approval.

BACK REFERENCE:  
 DEED BOOK: 122, PAGE: 319  
 GROUP No. 2045

● = IRON PIN (SET)

CONVEYANCE PLAT

STATE OF KENTUCKY  
 JAMES W. BERLING  
 206  
 LICENSED  
 LAND SURVEYOR

ESTATE OF LEE ANNA BANKS

DALE WILLIAMSON ROAD  
 BOONE COUNTY, KENTUCKY

DRAWN BY  
 Chris D. Berling

JAMES W. BERLING  
 KY. SURVEYOR 206

DATE: 6/25/07

SCALE: 1" = 150'

A-1  
 10-3-07  
 GVS

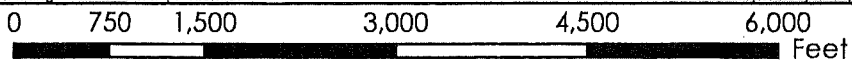
# ZONING MAP

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1 inch equals 1,500 feet



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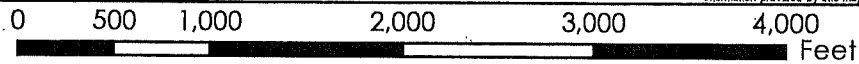
# FUTURE LAND USE MAP

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**Boone County GIS - Putting Northern Kentucky on the Map**

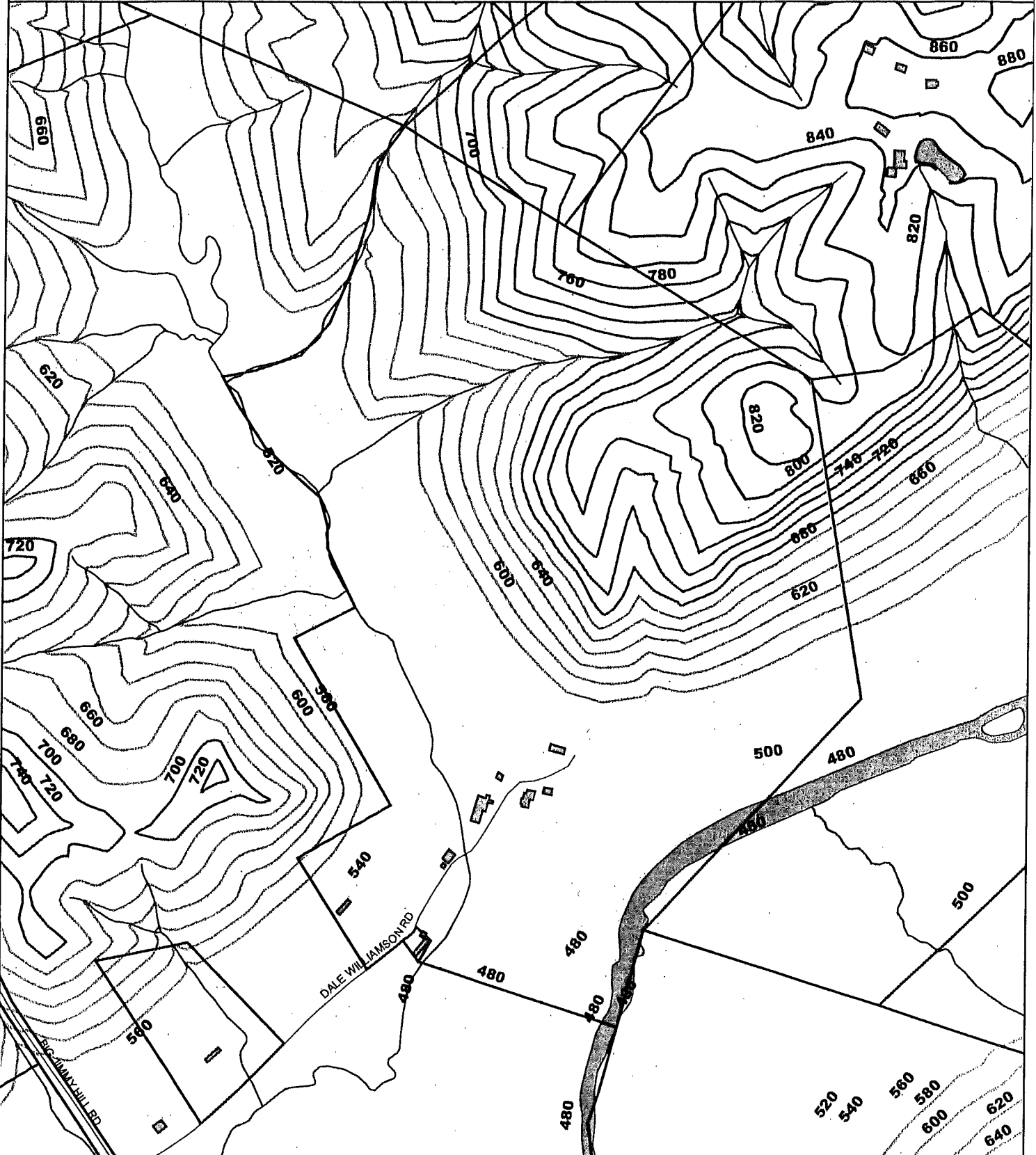
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Map Document: Unlited

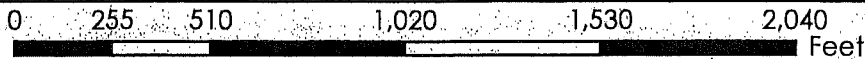
# TOPOGRAPHICAL MAP

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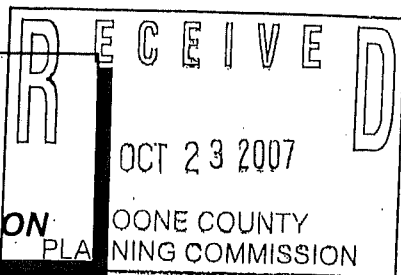


**Boone County GIS - Putting Northern Kentucky on the Map**



APPLICATION FORM

BOARD OF ADJUSTMENT AND ZONING APPEALS ACTION BOONE COUNTY PLANNING COMMISSION



See Boone County Zoning Regulations SECTION A (To be completed by applicant)

(Check One)

1. [X] Boone [ ] Florence [ ] Walton [ ] Union

(Check One)

2. [X] Conditional Use Permit [ ] Variance [ ] Appeal [ ] Change in Non-Conforming Use

3. Applicant's Name Dan Beard Council, Inc., Boy Scouts of America Phone Number 513 961-2336 Fax No. 513 961-2258 Applicant's Address 2331 Victory Parkway Cincinnati, OH 45206-2865

4. Description of Request: Boy Scout Camp. See Concept Plan filed herewith.

5. Name of Development Dan Beard Council, Inc., Boy Scouts of America

6. Location of Development 61.8369 acre tract at terminus of Dale Williamson Rd.

7. Acreage Under Review 61.8369 acres

8. Lot Number and Name of Subdivision (if part of a subdivision) N/A E.

9. Owner of Property Estate of Lee Anna Banks, Steve McDaniel Executor

10. Address of Property Owner 4 Valley Drive Phone No. 859 525-7277 Florence, KY 41042

11. Proposed Use(s) on Site Boy Scout Camp

12. Total Square Footage of Existing and/or Proposed Buildings See Concept Plan

13. Current Zoning on Property A-1

14. Deed Book 122 Page No. 319 Group No. 2045

15. Is the site subject to a zone change? No.

If yes, give date of approval

16. Have you submitted a Site Plan with this request? Yes. Concept Plan

17. Have you submitted a list of adjoining property owners with this request? Yes as provided to

18. I, or we, understand and agree that this application and drawing(s) are being filed in accordance with the Boone County Zoning Regulations.

Applicant's Signature: BY Tracy A. Techau, Scout Executive/CEO Dan Beard Council, Inc., Boy Scouts of America by Mrs. Demoisey in Boone Co. PVA of

Property Owner's Signature: Steve C McDaniel E. Steve McDaniel, Executor of the Estate of Lee Anna Banks

PART OF

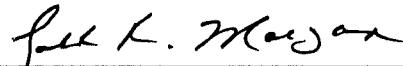
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CLUR #07-BCBOA-018-A

CERTIFICATE OF LAND USE RESTRICTION

1. NAME AND ADDRESS OF PROPERTY OWNER(S)  
Estate of Lee Anna Banks, Steve E. McDaniel, Executor  
4 Valley Drive  
Florence, KY 41042
2. ADDRESS OF PROPERTY  
Dale Williamson Road  
Boone County, KY
3. NAME OF SUBDIVISION OR DEVELOPMENT (if applicable)  
Boy Scouts of America, Dan Beard Council
4. DEED BOOK 122                      PAGE NO. 319                      GROUP NO. 2045
5. TYPE OF RESTRICTION(S) (Check all that apply)
- Zoning Map Amendment:  
From \_\_\_\_\_ To \_\_\_\_\_
- Conditional Use Permit
- Development Plan                       Conditional Zoning
- Subdivision Plat  
(Not Recorded)                       Other:
- Variance
6. NAME AND ADDRESS OF PLANNING COMMISSION, BOARD OF ADJUSTMENT, LEGISLATIVE BODY OR FISCAL COURT WHICH MAINTAINS THE ORIGINAL RECORDS CONTAINING THE RESTRICTION

BOONE COUNTY PLANNING COMMISSION  
2950 WASHINGTON STREET, ROOM 317  
P.O. BOX 958  
BURLINGTON, KENTUCKY 41005



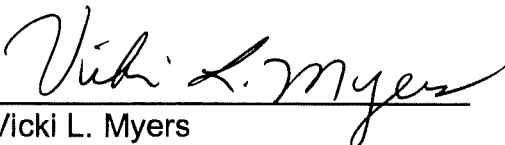
\_\_\_\_\_  
SIGNATURE OF COMPLETING OFFICIAL

Todd K. Morgan, Senior Planner, Zoning Services  
Name and Title of Completing Official

COMMONWEALTH OF KENTUCKY

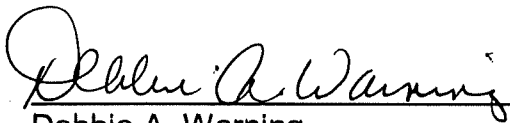
COUNTY OF BOONE

Subscribed, sworn to, and acknowledged before me by Todd K. Morgan on behalf of the  
Boone County Planning Commission this 21 day of November, 2007.

  
Vicki L. Myers  
NOTARY PUBLIC, State at Large

My commission Expires:  
April 17, 2011

This instrument was prepared for recording purposes only by:

  
Debbie A. Warning  
Boone County Planning Commission  
2950 Washington Street, Room 317  
P.O. Box 958  
Burlington, Kentucky 41005

NO TITLE EXAMINATION

(Legal Description and source of Title and Group Number furnished by the applicant.)

CONDITIONS OF APPROVAL

The following Conditions of Approval apply to the Conditional Use Permit approved by the Boone County Board of Adjustments and in accordance with the current zoning in effect as of November 14, 2007 Certificate of Land Use Restriction (#07-BCBOA-018-A), for the Estate of Lee Anna Banks, Steve E. McDaniel, Executor, Property Owner(s).

The following conditions will apply:

- 1) The use shall be limited to approximately 3 Boy Scout Troops (100 – 120 people) over a weekend with approximately 2 busses providing transportation. The campground shall have less campers and traffic Monday - Friday.
- 2) All permanent structures shall be setback at least 100 feet from the closest property line.

The approved Conditional Use Permit as well as the preceding conditions apply to the property described in:

DEED BOOK 122

PAGE NO. 319

GROUP NO. 2045